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पश्चिम बंगाल WEST BENGAL

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Additional District Sub-Registrar
Barasat, North 24 Parganas
29 AUG 2024

DEVELOPMENT AGREEMENT

1. Date- 29th day of August 2024.
2. Place - Barasat

ক্রমিক নং.....
সন.....
তারিখ.....
ক্রেতার নাম.....
সাবিন.....
স্ট্যাম্প মূল্য.....
স্ট্যাম্প ভেঙার.....
হাবড়া, এ.ডি.এস. থার অফিস
জেলা- উত্তর ২৪ পরগণা
টি.ডি. নং.....
ক্রয়ের তার.....
মোট মূল্য.....
দ্রোজারী অফিস বারাসাত, উত্তর ২৪ পরগণা
স্ট্যাম্প ভেঙার- জয়ন্ত বিশ্বাস

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2024 year

28/08/2024

Kumar
Ashim Sarkar

Bishanpally, Nishyangan.

5000 - Five thousand only

05 AUG 2024

17500

Advocate Tapan Kumar Das
National, North 24 Parganas

25 AUG 2024

Tapan Kumar Das
Advocate

S/o Late J. C. Das

Baranot Judge Court

P.O. + P.S. Baranot

Kolkata-700124

Enrollment No.-WB/1173/1998.

3. Parties

3A DECA ASSOCIATES, having PAN- AATFD3276E, a partnership Firm, having it's registered office at 92/9, Sodepur Road (East), Ground floor, P.O. & P.S.- Madhyamgram, District - North 24 Parganas, Kolkata -700129, represented by it's partners (1) MUNNA GHOSH (PAN: AUKPG2898N) Epic No. CKW3407152, Aadhaar No. 7455 7154 8637, wife of Tarun Kanti Ghosh, by religion Hindu, by Nationality Indian, by occupation business, residing at Debdas Pally, Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District -North 24 parganas, West Bengal, Pin - 700129, (2) TANIMA BASU (PAN: BEAPB6606N) Epic No. YCW1035203, Aadhaar No. 2781 0397 8778, wife of Partha Basu, by religion Hindu, by Nationality Indian, by occupation business, residing at East Bankim Pally, Madhyamgram, P.O.-Madhyamgram, P.S.- Madhyamgram, District - North 24 parganas, West Bengal, Pin - 700129, (3) ANJANA BHATTACHARJEE (PAN: AEDPB9209F) Epic No. CKW1381110, Aadhaar No. 8648 3846 0078, wife of Samir Baran Bhattacharjee, by religion Hindu, by Nationality Indian, by occupation business, residing at North Bireshpally, Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District - North 24 Parganas, West Bengal, Pin - 700129, (4) BHABATOSH MAJUMDER (PAN: ANWPM3553F) Epic No. LLR2695914, Aadhaar No. 9439 9610 2594, son of Gouranga Majumder, by religion Hindu, by Nationality Indian, by occupation business, residing at South Biresh Pally, Madhyamgram, P.O.-Madhyamgram, P.S.- Madhyamgram, District - North 24 parganas, West Bengal, Pin - 700129, (5)



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SARATHI MUKHERJEE (PAN: APPPM5883D) Epic No. WB/13/090/0906320, Aadhaar No. 2411 0516 7025, son of Late Sudhir Mukherjee, by religion Hindu, by Nationality Indian, by occupation business, residing at Srinagar 2 No., Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District - North 24 parganas, West Bengal, Pin -700129, (6) **KAMAL PAUL** (PAN: AFQPP0148F), Epic No. WB/13/090/0715027, Aadhaar No. 7934 1792 3620, son of Joti Baran Paul, by religion Hindu, by Nationality-Indian, by occupation business, residing at Desh bandhu Road, Pal Para, Madhyamgram, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District - North 24 Parganas, West Bengal, Pin - 700130, (7) **UTPAL BHADRA** (PAN: AEFPB9161E) Epic No. CKW3912458, Aadhaar No. 6541 2678 8388, son of Kumud Bandhu Bhadra by religion Hindu, by Nationality Indian, by occupation business, residing at P-54, LIC Township, Madhyamgram, P.O.- Madhyamgram, P.S.-Madhyamgram, District - North 24 parganas, West Bengal, Pin - 700129, (8) **PANKAJ NARAYAN DATTA** (PAN: ACVPD0315J) Epic No. CKW1259944, Aadhaar No. 9281 0951 4015, son of Hem Ranjan Datta, by religion Hindu, by Nationality Indian, by occupation business, residing at P-59, LIC Township, Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District - North 24 parganas, West Bengal, Pin - 700129, (9) **PRIYABRATA DAS** (PAN: BKRPD1427L) Epic No. CKW3401106, Aadhaar No. 8109 1194 9166, son of Subrata Das, by religion Hindu, by Nationality Indian, by occupation business, residing at Nandan Kanan, Chandigarh, Madhyamgram, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District -



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North 24 Parganas, West Bengal, Pin - 700130, (10) HRISHIKESH BANIK (PAN: AEAPB7429Q), Epic No. WB/13/090/987204, Aadhaar No. 2940 3626 1194, son of Surendra Nath Banik, by religion Hindu, by Nationality Indian, by occupation business, residing at Block-B, Ram Mohan Estate, Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District -North 24 parganas, West Bengal, Pin - 700129 herein after called and referred to as the "LAND OWNER"(which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, administrators, legal representative and assigns) of the ONE PART.

AND

"M/S SUNRISE CONSTRUCTION" having PAN - ACAFS8324H, a Partnership Firm, having its office at - 316 Jessore Road (South), P.O. & P.S. Madhyamgram, District - North 24 Parganas, Kolkata - 700129, represented by its Partners 1. SHRI ASHIM KUMAR SARKAR, having PAN - AMAPS7120D, Aadhaar No. 4912 0750 2263, Epic No.- CKW3963048, Son of Late Birendra Nath Sarkar, residing at- Bidhan Pally, Bidhan Sarani, P.O. & P.S. Madhyamgram, District - North 24 Parganas, Kolkata - 700129, by Faith- Hindu, by Nationality- Indian, by Occupation- Business 2. MOHIDUL ISLAM, having PAN- AANPI1158E, Aadhaar No. 8850 6016 2792, Epic No.- CKW3963048, Son of Abdul Ohab, residing at- Dogachhiya, Math Para, P.O.- Beliaghata Bridge, P.S.- Deganga, District- North 24 Parganas, PIN- 743423, by Faith- Islam, by Nationality- Indian, by Occupation- Business.



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herein after called and referred to as "DEVELOPER" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, administrators, legal representative and assigns) of the OTHER PART.

Land Owner and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Development:

4.1. Project Property :

All that piece and parcel BASTU land measuring an area 29 decimals or 17 Cottah 07 Chittack 32 Sq.ft. more or less alongwith 300 sq.ft. Cemented flooring temporary residential Tin shed structure which is lying and situated at Mouza- Doharia, J.L. No. 45, Re. Su. No. 139 & 132, under R.S. Khatian No. 598, comprised in C.S. & R.S. Dag No. 104, L.R. Dag No. 104, Previous L.R. Khatian Nos. 7970, 7971, 7972, 7988, 7997, 8062, Present L.R. Khatian No. 8421 (in the name of Deca Associates) under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, within the local limits of Madhyamgram Municipality, Ward No. 23, Holding No. 24/A Bireshpally South, within the District- North 24 Parganas,

5. Background, Representations, Warranties and Covenants:

5.1. Representations and Warranties Regarding Title: The Land Owner



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have made the following representation and given the following warranty to the Developer regarding title.

WHEREAS all that piece and parcel of land measuring an area 29 decimal, which is lying and situated at Mouza- Doharia, J.L. No. 45, Re. Su. No. 139 & 132, under R.S. Khatian No. 598, comprised in C.S. & R.S. Dag No. 104, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, within the local limits of Madhyamgram Municipality, Ward No. 23, Holding No. 24/A Bireshpally South, within the District- North 24 Parganas the property & others property originally belonged to Radha Rani Chatterjee who purchased the same by way of a registered Deed of Sale being No. 5100, dated 05/06/1957, registered before S.R.- Barasat.

AND WHEREAS after purchasing the property in the aforesaid manner the said Radha Rani Chatterjee seized possessed and enjoyed the same without any interruption from any corner and she subsequently transferred the property measuring an area 05 Cottah 06 Chittack 23 Sq.ft to her son Sanjoy Chatterjee by way of a Deed of Sale, being 111/1994, dated 22/03/1994, registered before A.D.S.R.- Barasat and measuring an area 04 Cottah 08 Chittack 39 Sq.ft to her son Sanjoy Chatterjee by way of a Deed of Gift, being 112/1994, registered before A.D.S.R.- Barasat and measuring an area 07 Cottah 08 Chittack 13 sq.ft by way of a Deed of Gift, being 3690/1998, dated 11/09/1998, registered before A.D.S.R.- Barasat to her son Sanjoy Chatterjee.



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AND WHEREAS in the aforesaid manner the said Sanjoy Chatterjee became the owner of land measuring an area 29 decimal more or less and he enjoyed the same without any interruption from any corner and he subsequently died on 25/05/2020 as Bachalor. Be it mentioned here that the mother of said Sanjoy Chatterjee namely Radha Rani Chatterjee died on 22/07/2001 i.e. before the death of said Sanjoy Chatterjee and one full blooded sister of said Sanjoy Chatterjee namely Gita Chakraborty died on 12/08/2014 i.e. before the death of said Sanjoy Chatterjee. So after demise of said Sanjoy Chatterjee, his property devolved upon his living only brother namely **SRI SOMENATH CHATTERJEE** and four sisters namely 1)**SMT NAMITA GHOSH NEE CHATTERJEE** 2)**SMT KANCHAN BANERJEE** 3) **SMT RATNA BHATTACHARJEE** 4) **SMT NANDA CHATTERJEE** as per Hindu Succession Act, 1956.

AND WHEREAS 1)**SMT NAMITA GHOSH NEE CHATTERJEE** 2)**SMT KANCHAN BANERJEE** 3) **SMT RATNA BHATTACHARJEE** 4) **SMT NANDA CHATTERJEE** and 5) **SRI SOMENATH CHATTERJEE** became the joint owners of land measuring an area 29 decimal more or less by way of inheritance and they jointly enjoyed the same and they duly mutated their names in the L.R.R.O.R. vide L.R. Khatian No. 7970, 7971, 7972, 7988, 7997, 8062 respectively in L.R. Dag No. 104.

AND WHEREAS the said 1)**SMT NAMITA GHOSH NEE CHATTERJEE** 2)**SMT KANCHAN BANERJEE** 3) **SMT RATNA BHATTACHARJEE** 4)



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SMT NANDA CHATTERJEE and 5) SRI SOMENATH CHATTERJEE jointly sold the property measuring an area 29 decimals or 17 Cottah 07 Chittack 32 Sq.ft. more or less alongwith 300 sq.ft. Cemented flooring temporary residential Tin shed structure which is lying and situated at Mouza- Doharia, J.L. No. 45, Re. Su. No. 139 & 132, under R.S. Khatian No. 598, comprised in C.S. & R.S. Dag No. 104, L.R. Dag No. 104, L.R. Khatian Nos. 7970, 7971, 7972, 7988, 7997, 8062, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, within the local limits of Madhyamgram Municipality, Ward No. 23, Holding No. 24/A Bireshpally South, within the District- North 24 Parganas to DECA ASSOCIATES, i.e. the present Land owner herein by way of a registered Deed of Sale being No. 6972, dated 19/12/2023, registered before A.D.S.R.- Barasat, the same was recorded in the said office in Book No. 1, Volume No. 1503-2023, pages from 258946 to 258994 for the year 2023.

AND WHEREAS after purchasing the property in the aforesaid manner the said DECA ASSOCIATES, i.e. the present Land Owner herein became the absolute owner of the property measuring an area 29 decimals or 17 Cottah 07 Chittack 32 Sq.ft. more or less alongwith 300 sq.ft. and the First Part herein mutated it's name in the L.R.R.O.R. vide L.R. Khatian No. 8421 and also recorded it's name before the Madhyamgram Municipality vide Holding No. 24/A, and the Land Owner has been possessing and enjoying the same peacefully without



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interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

- 5.2. **Desire of Development of the land & Acceptance:** The present Land Owner herein, express it's desire to develop their aforesaid plot of land measuring an area of 29 decimals equivalent to 17 Cottah 07 Chittack 32 Sq.ft be the same a little more or less, by constructing multi-storied building (Ground + 4) thereon in accordance with the building sanction plan to be sanctioned by the concerned Madhyamgram Municipality, and the present Developer has accepted the said proposal and the present Land Owner has decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

6. DEFINITION:

- 6.1. **Building :** Shall mean multi (G+4) storied building so to be constructed on the project property.
- 6.2. **Name of the Building :** shall mean the new multi storied building so mentioned in above shall be named and called as RADHAGOBINDA APARTMENT preferred exclusively by the Second Part/ Developer so agreed and consented by the First Part/Land Owner. The Developer will use,



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quote, mention & apply the said name in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.

- 6.3. **Common Facilities & Amenities:** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas, Committee Office Room, Security Guard' s room, and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

Be it mentioned here that Extra Amenities i.e. Generator Back up, Total Electrical Infrastructure and Children play facility, on the top roof, in that case the expenses will bear by Land Owner and Developer in 40% and 60% ratio. If the Land Owner will not agree to bear the extra Amenities cost, in that case Developer bear the said extra Amenities cost. At the time of selling of Land Owner's Allocation area, The Developer shall get the proportionate share of said extra Amenities cost from the intending purchaser with the mutual consent of Land Owners.

- 6.4. **Saleable Spaces :** Shall mean the space within the building, which is to be available as an unit / flat, Shop, car parking sace for independent use and occupation in respect of Land Owner' Allocation & Developer's Allocation as mentioned in this Agreement.



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6.5. **Land Owner's refundable money Consideration :** Shall mean the Developer shall pay a sum of Rs. 1,00,00,000/-- (Rupees One Crore) only to the Land Owner, which is refundable at the time of depositing the CC amount to the concern authority, thereafter within one month Land Owner shall be refunded the said amount to the Developer, failing which the Land Owner shall bear the banking interest of the said amount/ Due amount.

a) The Land Owner jointly entitled to get 40% of Constructed area of the proposed G+4 multistoried building.

- i) In First Floor, being Flat Nos. 105, 106, 107, 108.
- ii) Entire Second Floor being flat Nos. 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211.
- iii) In Fourth Floor being flat Nos. 401, 402, & 411.
- iv) In Ground Floor Shop being Nos. 1, 2, 3, 4, 5, 6, 7, Car Parking Space being Nos. PS-2, PS-3, PS-4, PL- 1, PS-5, PL-2, (4 small and 2 Large).

6.6. **Developer's Allocation:** Shall mean all the remaining 60% constructed area of the proposed building, excluding Land Owner's Allocation, which is more fully described in Third Schedule written herein below.

- i) In First Floor Flat being Nos. 101, 102, 103, 104, 109, 110, 111
- ii) Entire Third Floor being flat Nos. 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311.
- iii) In Fourth Floor being flat Nos. 403, 404, 405, 406, 407, 408, 409, 410.



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- iv) In Ground Floor Shop being Nos. 8, 9, 10, 11, 12, 13, 14, 15, 16 Car Parking Space being Nos. PS-1, PS-6, PL-3, PS-7, PL-4, PS-8, PL-5, PS-9 & Covered Garage PL- 6 (6 small and 3 Large).
- 6.7. **Architect / Engineer:** Shall mean such person or persons being appointed by the Developer.
- 6.8. **Building Plan:** Shall mean such sanctioned plan of the building, which will be sanctioned by the Madhyamgram Municipality in the names of the Land Owner for construction of the building modification and amenities and alterations.
- 6.9. **Built Up Area (For any Individual Unit):** Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.
- 6.10. **Covered Area (For any Individual Unit) :** Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas and other common areas.
- 6.11. **Super Built Up Area (For any Individual Unit) :** Here super built up area means the total covered area plus service area.



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7. LANDOWNER' RIGHT & REPRESENTATION.

- 7.1. Indemnification regarding Possession & Delivery:** The Land Owner are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.
- 7.2. Free From Encumbrance:** The Land Owner also indemnify that the project property is free from all encumbrances and the Land Owner have marketable title in respect of the said premises.

8. DEVELOPER, PROMOTER'S RIGHTS

- 8.1. Authority of Developer:** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement,
- 8.2. Right of Construction :** The Land Owner hereby grant permission an exclusive right to the Developer to build new building upon the project property.
- 8.3. Construction Cost:** The Developer shall carry out total construction work of the present building at their own costs and expenses/ No liability on account of construction cost will be charged from



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Land Owner' Allocation,

- 8.4. **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 8.5. **Booking & Agreement for Sale:** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owner as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owner.
- 8.6. **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owner.
- 8.7. **Profit & Loss :** The profit &. loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owner' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 8.8. **Possession to the Land Owner:** On completion of the project the Developer will handover undisputed possession of the Land Owner's



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Allocation Together With all rights of the common facilities and amenities to the Land Owner with Possession Letter with written document.

8.9. Possession to the intending purchaser: On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owner.

8.10. Deed of Conveyance: The Deed of Conveyance will be signed by the Developer for Developer's Allocation, on behalf of and as representatives and registered Power of Attorney Holder of the Land Owner.

9. CONSIDERATION:

9.1. Permission against Consideration: The Land Owner grant permission for exclusive right to construct the proposed building in consideration of Land Owner' Allocation to the Developer.

10. DEALING OF SPACE IN THE BUILDING:

10.1. Exclusive Power of Dealing of Land Owner : The Land Owner shall be entitled to transfer or otherwise deal with Land Owner' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Land Owner' Allocation,



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11. Exclusive Power of Dealing of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Land Owner and the Land Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

12. POWER AND PROCEDURE:

For entering into an agreement for sale of the developer allocations, the Owner undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owner and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

13. NEW BUILDING:

13.1. Completion of Project : The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.



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- 13.2. **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./ W.B.S.E.D.CL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats therein on Ownerhip basis and as mutually agreed upon,
- 13.3. **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Land Owner shall bear no responsibility in this context,
- 14.1. **Taxes & Other Taxes of the Property :** The Land Owner shall pay and clear up all the arrears on account of taxes and outgoing of the said property up to the date of this agreement. And after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Land Owner and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Land Owner, by the Developer and / or his/her/ their nominees and the Land Owner and / or their nominee / nominees respectively,



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- 14.2. **Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.
- 14.3. **Materials to be used :** the Developer shall use all the first class quality materials for construction of the building.

15. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER:

- 15.1. **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Land Owner requiring the Land Owner to take possession of the Land Owner' Allocation in the building and or the Municipality being provided occupancy Certificate or C.C.
- 15.2. **Payment of Taxes:** Within 30 days from the receive possession of Land Owner' Allocation and at all times there after the Land Owner shall be exclusively responsible for payment of all property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owner' Allocation only.
- 15.3. **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Land Owner shall also be responsible to pay and bear and shall pay to Flat Owner's Association,



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the service charges for the common facilities in the new building payable in respect of the Land Owner' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

16. COMMON RESTRICTION:

16.1. **Restriction of Land Owner and Developer in common :** The Land Owner' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

- a) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- b) Neither party shall demolish any wall or other structures in their



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respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

- c) Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all the terms and conditions on their respective part to be observed and / or performed,
- d) Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation,
- e) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- f) No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.



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- g) Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- h) The Land Owner shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Land Owner' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

17. LAND OWNER OBLIGATION:

17.1. No Interference:

The Land Owner hereby agrees and covenant with the Developer: not to cause any interference or hindrance in the construction of the building by the Developer, not to do any act, deed or thing, whereby the Developer may be prevented from selling; assigning and / or disposing of any of the Developer's allocated portion in the building not to let out, grant, lease, mortgage and / or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction. The Land Owner will be bear Taxes of their own allocation. GST will be applicable as per GST Rules upon the both parties herein..



Additional District Sub-Registrar
Barasat, North 24 Parganas

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18. DEVELOPER'S OBLIGATIONS:

18.1. Time Schedule of Handing Over Land Owner's Allocation : The Developer hereby agree and covenant with the Land Owner to handover Land Owner' Allocation (more fully described in the Second Schedule hereunder written) within 30 Months from the date of sanction of building plan, failing which the Developer will get another 06 (Six) months as grace period.

18.2. No Violation: The Developer hereby agree and covenant with the Land Owner not to violate or contravenes any of the provisions of rules applicable to construction of the said building, not to do any act, deed or thing,, whereby the Land Owner are prevented from enjoying, selling,- assigning and / or disposing of any Land Owner' Allocation in the building at the said premises vice versa.

19. LAND OWNER INDEMNITY

Indemnity : The Land Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

20. DEVELOPER'S INDEMNITY:

The Developer hereby undertake to keep the Land Owner indemnified



Additional District Sub-Registrar
Barasat, North 24 Parganas

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against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein.

21. MISCELLANEOUS:

21.1. **Contract Not Partnership:** The Land Owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land Owner and the Developer in any manner nor shall the parties hereto be constituted as association of persons,

21.2. **Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owner and various applications and other documents may be required to be signed or made by the Land Owner related to which specific provisions may not have been mentioned herein. The Land Owner hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Land Owner shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such



Additional District Registrar
Barrackpore, North 24 Parganas
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purposes and the Land Owner also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owner and / or against the spirit of these presents.

- 21.3. **Not Responsible :** The Land Owner shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation
- 21.4. **Process of Issuing Notice:** Any notice required to be given by the Developer to the Land Owner shall without prejudice to any other mode of service available be deemed to have been served on the Land Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Land Owner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 21.5. **Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Land Owner hereby agree to abide by all the rules and regulations to be framed by any society / association who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given his consent to abide by such rules and regulations.



Additional District Sub-Registrar
Barasat, North 24 Parganas

29 AUG 2024

- 21.6. **Right to borrow fund :** The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Land Owner or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Land Owner nor any of their estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the developer shall keep the Land Owner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof,
- 21.7. **Documentation:** The Land Owner delivered all the original title deed and other documents relating to the said property to the Developer , If it is necessary the Developer will bound to give documents in original to the Land Owners,
- 21.8. **Roof /Terrace:** The entire roof/terrace of the building shall belong to the Land Owner, Flat Owner and the Developer proportionately. If by virtue of any change, the Madhyamgram Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at his/her/ their own costs and expenses and the area so to be constructed shall be shared by the Developer and the land Owner hereto as per the discussion or negotiation and in such event the ultimate roof shall belong to each of the flat Owner according to each of their proportionate share at the said premises as agreed



Additional District Sub-Registrar
Barasat, North 24 Parganas

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hereto.

22. FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties hereto,

23. DISPUTES:

Disputes or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owner.

Place: The place of arbitration shall be Barasat, North 24 Parganas only.

Binding Effect: The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and



Additional District Sub-Registrar
Rohtak, North 24 Parganas

29 AUG 2024

shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

24. LEGAL SERVICE:

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned and to file any suit before competent Court of law.

25. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions /correspondence and agreements between the Parties, oral or implied.

26. AMENDMENT/MODIFICATION:

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

27. JURISDICTION: In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings. The Developer hereby and covenant with the Land Owner to complete the construction the proposed building within 36 month from the date of sanctioning plan for construction.



Assistant District Sub-Registrar
Barasat, North 24 Parganas

29 AUG 2024

THE FIRST SCHEDULE ABOVE REFERRED TO
(ENTIRE PROJECT PROPERTY)

ALL THAT piece and parcel BASTU land measuring an area 29 decimals or 17 Cottah 07 Chittack 32 Sq. ft. more or less alongwith 300 sq.ft. Cemented flooring temporary residential Tin shed structure which is lying and situated at Mouza- Doharia, J.L. No. 45, Re. Su. No. 139 & 132, under R.S. Khatian No. 598, comprised in C.S. & R.S. Dag No. 104, L.R. Dag No. 104, Previous L.R. Khatian Nos. 7970, 7971, 7972, 7988, 7997, 8062, Present L.R. Khatian No. 8421 (in the name of Deca Associates) under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, within the local limits of Madhyamgram Municipality, Ward No. 23, Holding No. 24/A Bireshpally South, within the District- North 24 Parganas, which is butted and bounded as follows :-

- On the North :- by Land of L.R. Dag Nos. 103, 102 & Pukur.
On the South :- by 12 feet wide Road.
On the East :- by Land of L.R. Dag No. 105, 107, Pukurpar & Pukur.
On the West :- by 15 Feet Wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owners Allocation)

Land Owner's refundable Consideration money : Developer shall pay a sum Rs. 1,00,00,000/-- (Rupees One Crore) only to the Land Owner, which is refundable at the time of depositing the CC amount to the concern authority,



Additional District Sub-Registrar
Barisal, North 24 Parganas

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thereafter within one month Land Owner shall be refunded the said amount to the Developer, failing which the Land Owner shall bear the banking interest of the said amount/ Due amount.

The Land Owner entitled to get 40% of Constructed area of the proposed multistoried building.

- a) The Land Owner jointly entitled to get 40% of Constructed area of the proposed multistoried building.
 - i) In First Floor, being Flat Nos. 105, 106, 107, 108.
 - ii) Entire Second Floor being flat Nos. 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211.
 - iii) In Fourth Floor being flat Nos. 401, 402, & 411.
 - iv) In Ground Floor Shop being Nos. 1, 2, 3, 4, 5, 6, 7, Car Parking Space being Nos. PS-2, PS-3, PS-4, PL- 1, PS-5, PL-2, (4 small and 2 Large).

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPER'S ALLOCATION: Shall mean all the remaining 60% constructed area of the proposed building, excluding Land Owner's Allocation, which is more fully described in Third Schedule written herein below.

- i) In First Floor Flat being Nos. 101, 102, 103, 104, 109, 110, 111.



Additional District Sub-Registrar
Barasat, North 24 Parganas

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- ii) Entire Third Floor being flat Nos. 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311.
- iii) In Fourth Floor being flat Nos. 403, 404, 405, 406, 407, 408, 409, 410.
- iv) In Ground Floor Shop being Nos. 8, 9, 10, 11, 12, 13, 14, 15, 16 Car Parking Space being Nos. PS-1, PS-6, PL-3, PS-7, PL-4, PS-8, PL-5, PS-9 & Covered Garage PL- 6 (6 small and 3 Large).

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Area & facilities]

The Owner of the land along with the other co-Owner, occupiers , society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

- 1) Stair Case/Lift facility.
- 2) Main Gate.
- 3) Deep-Tube Well if any.
- 4) Electric main line (except Electric Meter).
- 5) Service Areas and all vacant space etc.
- 6) Lift & Lift Room.
- 7) Access to the common rights of top roof whatever and whenever existing.

THE FIFTH SCHEDULE ABOVE REFERRED TO

[Specification for Construction]

The construction to be made and equipment, fittings and fixtures to be installed provided in the building shall be new and of an average good



Additional District Sub-Registrar
Barasat, North 24 Parganas

29 AUG 2024

quality and workmanship and according to the plan and advice of the Architects and specification are in the follows:-

Structure	:	R.C.C. Framed Structure.
Brick Work	:	Brick work will be done with, good quality Bricks, all walls are 5" thick,
Inner wall	:	Will be two coats Putti.
Doors	:	Frames to be made of good quality wood and internal doors (except bath room) will be flash door and other doors will be made of commercial Block Board Flash door.
Windows	:	Aluminum Window with glass fittings only bed rooms and other will be steel window with grill.
Verandah	:	3feet height Iron railing from the floor level.
All floors	:	To be finished with Tiles.
Kitchen	:	Cooking plat form with Granite top and Dado will be 2'-6" in height from top of cooking platform and made of Glazed Tiles.
Toilet	:	Toilet will be finished with Tiles and up to 6'-0" from the floor.
Water connection	:	Water connection will be provided from the Overhead Reservoir.
Electricity	:	a) Each bed room will be fitted with 1 (one fan point, 1(one) plug point (5 Amp.), 1 (one) tube



Additional District Registrar
North 24 Parganas
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		light point and 1 (one) double bracket lamp point. b) 1(one) A.C line in Master Bedroom. c) Drawing room will have 1 (one) light point, 1 (one) fan point 1 (one) plug point (5 Amp.) with one T.V. Plug point including Cable point. d) Dining room will have 1(one) light point 1 (one) fan point, one 15 Amp. Power point. e) Kitchen will have 1(one) light point, 1 (one) exhaust fan point, 1(one 15 Amp. Power Point. f) Each toilet will have one light point. g) One Calling Bell Point.
Lift	:	Yes

• ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.

- a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- b) The decision of developer will be final.



Bardhaman District Sub-Registrar
Bardhaman, North 24 Parganas

29 AUG 2024

IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands and seals without any provocation from any corner on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED IN
PRESENCE OF FOLLOWING:-

WITNESSES :

- | | |
|--|--------------------------|
| 1. Tarpan Kumar Das
Bareilly Court
Kolkata-700124 | 1. Munna Ghosh |
| 2. Himangshu Majumder
South Bireswally
Medinipur
Kolkata-700129 | 2. Tanima Basu |
| | 3. Anisara Bhattacharjee |
| | 4. Bhabatosh Majumder |
| | 5. Sanathi Majumder |
| | 6. Karmal Paul |
| | 7. Utpal Bhattacharya |
| | 8. Pankaj Narayan Datta |
| | 9. Priyabrata Das |
| | 10. Hemish Kumar |

Partners of DECA ASSOCIATES

Signature of the Land Owner



Registrar of Companies, North 24 Parganas

29 AUG 2024

Drafted by :-

Tapan Kumar Das Advocate

TAPAN KUMAR DAS

Advocate

Barasat Judges' Court

Enrollment No.

WB-1173/1995

Computerized by :-

Koushik Biswas

Koushik Biswas,

Barasat Court.

1)

Ashim Kumar Sarkar

2)

Abhidheem

Partners of "M/S SUNRISE
CONSTRUCTION"

Signature of the Developer



Additional District Sub-Registrar
Kharasat, North, 21 Prigunias

29 AUG 2024

MEMO OF CONSIDERATION

Received a sum of Rs.1,00,00,000/- (Rupees One Corer) only, which is refundable by the Land Owner from the within-named Developer on the date, month and year first above written in the manner as per the memorandum hereunder:

Date	Mode of Payment	Amount
28/08/2024	SBI, Barasat Branch (SME) Ch No.319810	40,00,000/-
29/08/2024	SBI, Barasat Branch (SME) Ch No.319811	30,00,000/-
01/09/2024	SBI, Barasat Branch (SME) Ch No. 319812	30,00,000/-
Total Rs.1,00,00,000/- (Rupees One Corer) only,		

Witness :-

1) Tapan Kumar Das
Barasat Court
Kolkata 700129

2) Himangshu Majumder
South Bireshpally
Moolhyangram
Kolkata-129

1 Munna Ghosh

2 Tanima Basu

3 Anisama Bhattacharya Sill.

4 Bhabatosh Majumder

5 Gauri Manna

6 Kamal Paul

7 Lippal Bhadra.

8 Tanjay Narayan Datta.

9 Priyabrata Das.

10 Himansu Kumar Dasgupta

Partners of DECA ASSOCIATES

Signature of the Land Owner



Additional District Sub-Registrar
Barasat, North 24 Parganas
29 AUG 2024

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : MUNNA GHOSH

LITTLE	RING	MIDDLE	FORE	THUMB	 <u>Munna Ghosh</u> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Munna Ghosh
 Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : TANIMA BASU

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Tanima Basu
 Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : ANJANA BHATTACHARJEE

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Anjana Bhattacharjee
 Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

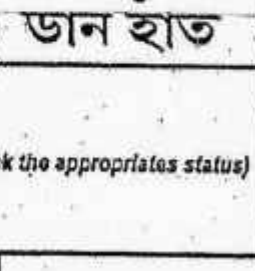


Additional District Sub-Registrar
Barasat, North 24 Parganas

29 AUG 2024

UNDER RULE 44A OF THE I.R. ACT 1908

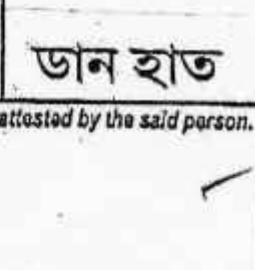
(1) Name : BHABATOSH MAJUMDER

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 বাম হাত ডান হাত
					

Bhabatosh Majumder
 Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SARATHI MUKHERJEE

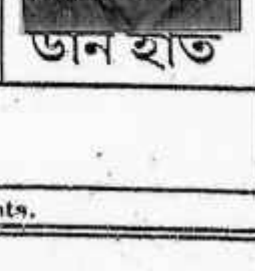
LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 বাম হাত ডান হাত
					

Sarathi Mukherjee

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : KAMAL PAUL

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 বাম হাত ডান হাত
					

Kamal Paul
 Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar
Barasat, North 24 Parganas
29 AUG 2024

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : UTPAL BHADRA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



বাম হাত

ডান হাত

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : PANKAJ NARAYAN DATTA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Pankaj Narayan Datta

Signature of the Presentant

(3) Name : PRIYABRATA DAS

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Priyabrata Das

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar
Barasat, North 24 Parganas
29 AUG 2024

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : HRISHIKESH BANIK

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Hrishikesh Banik

Signature of the Presentant

Executant Clerk/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : ASHIM KUMAR SARKAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Ashim Kumar Sarkar

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : MDHIDUL ISLAM

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Mdhidul Islam

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar
Baraset, North 24 Parganas

29 AUG 2024



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250181798471

GRN Details

GRN:	192024250181798471	Payment Mode:	Online Payment
GRN Date:	28/08/2024 14:11:21	Bank/Gateway:	State Bank of India
BRN :	CK00DGZYC9	BRN Date:	28/08/2024 14:13:11
GRIPS Payment ID:	280820242018179846	Payment Init. Date:	28/08/2024 14:11:21
Payment Status:	Successful	Payment Ref. No:	2002241460/5/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ashim Kumar Sarkar
Address:	Bidhanpally Bidhan Sarani Madhyamgram
Mobile:	9433256709
Contact No:	7439332060
Depositor Status:	Buyer/Claimants
Query No:	2002241460
Applicant's Name:	Mr Tapan Kumar Das
Identification No:	2002241460/5/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	28/08/2024
Period To (dd/mm/yyyy):	28/08/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002241460/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2002241460/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	100021
Total				135042

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND FORTY TWO ONLY.



Additional District Sub-Registrar
Burdwan, North 24 Parganas

29 AUG 2024

জেলা- উত্তর ২৪ পরগণা খতিয়ান নং- ৮৪২১

[১৫০৩০৪৫]

মৌজা- গোহাড়িয়া

জে.এল.নং- ৪৫

খানা- মধ্যমগ্রাম



(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 09/04/2024

(২) জমির পরিমাণ (এ)- ০.২৯০০

(এ) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ডেকা জ্যাকসনিয়েটস্ এর পক্ষে	স্বত্ব	
পিতা-	পাটনারম		
ঠিকানা-	৯২/১ সোনপুর রোড পূর্ব গ্রাউন্ড ফ্লোর পোঃ মধ্যমগ্রাম পিন ৭০০১১৯		

(৭) অগ্রস্বত্বের নিজ দখলীয়া জমি

দাগ নং	জমির প্রকার	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১০৪	বাড়ি		০.২৯০০	১.০৫৩৭	০.২৯০০

আগত পং নং -

595,7970,7971,7972,7988,79

97,8062

মোট দাগের সংখ্যা- এক মাত্র

Bhabatosh Majumder

Certified to be true copy as 76 of Indian Evidence Act, 1872 (Act I of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.: 7444

Digitally signed by Dinash Chakraborty
Date: 2024.05.03 12:52:16 IST

Page ১ of ১

০৩/০৫/২০২৪ ১২:৫৫ PM

Major Information of the Deed

Deed No :	I-1503-04426/2024	Date of Registration	29/08/2024
Query No / Year	1503-2002241460/2024	Office where deed is registered	
Query Date	21/08/2024 3:07:37 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapan Kumar Das Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL., PIN - 700124, Mobile No. : 7439332060, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,63,12,919/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,00,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bireshpally Road, Mouza: Doharia, Ward No: 23, Holding No:24/A JI No: 45, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-104	RS-598	Bastu	- Bastu	17 Katha 7 Chatak 32 Sq Ft	1/-	2,62,22,919/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :					28.8452Dec	1 /-	262,22,919 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	90,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DECA ASSOCIATES 52/8 Sodepur Road (east), Ground Floor, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Date of Incorporation:XX-XX-2XX0 , PAN No.: aaxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNRISE CONSTRUCTION 316 JESSORE ROAD SOUTH, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Date of Incorporation:XX-XX-2XX1 , PAN No.:: ACxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

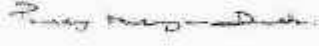
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Munna Ghosh Wife of Tarun Kanti Ghosh Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Aug 29 2024 12:25PM</td><td>LT1</td><td>29/08/2024</td><td>29/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Munna Ghosh Wife of Tarun Kanti Ghosh Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office		 Captured		Aug 29 2024 12:25PM	LT1	29/08/2024	29/08/2024	Debdaspally, Madhyamgram, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: auxxxxxx8n, Aadhaar No: 74xxxxxxxx8637 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)		
Name	Photo	Finger Print	Signature													
Munna Ghosh Wife of Tarun Kanti Ghosh Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office		 Captured														
Aug 29 2024 12:25PM	LT1	29/08/2024	29/08/2024													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Tanima Basu Wife of Partha Basu Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Aug 29 2024 12:30PM</td><td>LT1</td><td>29/08/2024</td><td>29/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Tanima Basu Wife of Partha Basu Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office		 Captured		Aug 29 2024 12:30PM	LT1	29/08/2024	29/08/2024	East Bankimpally, Madhyamgram, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: bexxxxxx6n, Aadhaar No: 27xxxxxxxx8778 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER), SUNRISE CONSTRUCTION (as)		
Name	Photo	Finger Print	Signature													
Tanima Basu Wife of Partha Basu Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office		 Captured														
Aug 29 2024 12:30PM	LT1	29/08/2024	29/08/2024													
3	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Anjana Bhattacharjee Wife of Samir Baran Bhattacharjee Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Aug 29 2024 12:30PM</td><td>LT1</td><td>29/08/2024</td><td>29/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Anjana Bhattacharjee Wife of Samir Baran Bhattacharjee Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office		 Captured		Aug 29 2024 12:30PM	LT1	29/08/2024	29/08/2024	North Bireshpally, Madhyamgram, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: aexxxxxx9f, Aadhaar No: 86xxxxxxxx0078 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)		
Name	Photo	Finger Print	Signature													
Anjana Bhattacharjee Wife of Samir Baran Bhattacharjee Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office		 Captured														
Aug 29 2024 12:30PM	LT1	29/08/2024	29/08/2024													

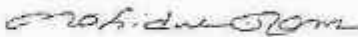


4	Name Bhabatosh Majumder Son of Gouranga Majumder Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:34PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
South Bireshpally, Madhyamgram, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: anxxxxxx3f, Aadhaar No: 94xxxxxxxx2594 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)				
5	Name Sarathi Mukherjee Son of Late Sudhir Mukherjee Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:31PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
Srinagar 2 No. Madhyamgram, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: apxxxxxx3d, Aadhaar No: 24xxxxxxxx7025 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)				
6	Name Kamal Paul Son of Joti Baran Paul Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:32PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
Deshbandhu Road, Pal Para, Madhyamgram, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: afxxxxxx8f, Aadhaar No: 79xxxxxxxx3620 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)				
7	Name Utpal Bhadra Son of Kumud Bandhu Bhadra Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:32PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
P-54, LIC Township, Madhyamgram, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: aexxxxxx1e, Aadhaar No: 65xxxxxxxx8388 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)				



8	Name Pankaj Narayan Datta Son of Hem Ranjan Datta Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:33PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
P-59 LIC Township, Madhyamgram, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: acxxxxx5j, Aadhaar No: 92xxxxxxxx4015 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)				
9	Name Priyabrata Das Son of Subrata Das Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:33PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
Nandankanan: Chandigarh, Madhyamgram, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: bkxxxxxx7l, Aadhaar No: 81xxxxxxxx9166 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)				
10	Name Hrishikesh Banik Son of Surendra Nath Banik Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:33PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
Block- B, Rammohan Estate, Madhyamgram, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aexxxxxx9c, Aadhaar No: 29xxxxxxxx1194 Status : Representative, Representative of : DECA ASSOCIATES (as PARTNER)				
11	Name Shri AS HIM KUMAR SARKAR (Presentant) Son of Late BIRENDRA NATH SARKAR Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:36PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
BIDHAN PALLY, BIDHAN SARANI, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AMxxxxxx0D, Aadhaar No: 49xxxxxxxx2263 Status : Representative, Representative of : SUNRISE CONSTRUCTION (as PARTNER)				



12	Name MOHIDUL ISLAM Son of ABDUL OHAB Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:35PM	Finger Print  Captured L1 29/08/2024	Signature  29/08/2024
DOGACHHIYA, MATH PARA, City:- , P.O:- BELIAGHATA BRIDGE, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743423, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AAxxxxxx8E, Aadhaar No: 88xxxxxxxx2792 Status : Representative, Representative of : SUNRISE CONSTRUCTION (as PARTNER)				

Identifier Details :

Name Mr TAPAN KUMAR DAS Son of Late J.C DAS BARASAT COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	Photo  29/08/2024	Finger Print  Captured 29/08/2024	Signature  29/08/2024
Identifier Of Munna Ghosh, Tanima Basu, Anjana Bhattacharjee, Bhabatosh Majumder, Sarathi Mukherjee, Kamal Paul, Utpal Bhadra, Pankaj Narayan Datta, Priyabrata Das, Hrishikesh Banik, Shri ASHIM KUMAR SARKAR, MOHIDUL ISLAM			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DECA ASSOCIATES	SUNRISE CONSTRUCTION-28.8462 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	DECA ASSOCIATES	SUNRISE CONSTRUCTION-300.00000000 Sq Ft



Endorsement For Deed Number : I - 150304426 / 2024

On 29-08-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:22 hrs on 29-08-2024, at the Office of the A.D.S.R. BARASAT by Shri ASHIM KUMAR SARKAR ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,63,12,919/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 29-08-2024 by Priyabrata Das, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Hrishikesh Banik, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Shri ASHIM KUMAR SARKAR, PARTNER, SUNRISE CONSTRUCTION (Partnership Firm), 318 JESSORE ROAD SOUTH, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by MOHIDUL ISLAM, PARTNER, SUNRISE CONSTRUCTION (Partnership Firm), 318 JESSORE ROAD SOUTH, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Munna Ghosh, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Tanima Basu, , SUNRISE CONSTRUCTION (Partnership Firm), 318 JESSORE ROAD SOUTH, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129; PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Anjana Bhattacharjee, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Bhabatosh Majumder, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Identified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate



Execution is admitted on 29-08-2024 by Sarathi Mukherjee, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:-, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Kamal Paul, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:-, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Utpal Bhadra, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:-, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Pankaj Narayan Datta, PARTNER, DECA ASSOCIATES (Partnership Firm), 92/9 Sodepur Road (east), Ground Floor, City:-, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Mr TAPAN KUMAR DAS, , Son of Late J.C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,021.00/- (B = Rs 1,00,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2024 2:13PM with Govt. Ref. No: 192024250181798471 on 28-08-2024, Amount Rs: 1,00,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00DGZYC9 on 28-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 5918, Amount: Rs.5,000.00/-, Date of Purchase: 28/08/2024, Vendor name: J Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2024 2:13PM with Govt. Ref. No: 192024250181798471 on 28-08-2024, Amount Rs: 35,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00DGZYC9 on 28-08-2024, Head of Account 0030-02-103-003-02



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

